

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

Bill No. 05-23

Introduced by: _____ Council Member Cassilly

Legislative Day No. _____ 05-15 _____ Date: _____ May 10, 2005

AN ACT to repeal and reenact, with amendments, Subsection C(4), of Section 267-38, VB Village Business District; to repeal and reenact, with amendments, Subsection C(7), of Section 267-39, B1, B2 and B3 Business Districts; to repeal and reenact, with amendments, Subsection C(2), of Section 267-40, CI, LI and GI Industrial Districts, all of Article VI, District Regulations, of Part 1 Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to permit motor vehicle filling or service stations to be located on parcels only if all properties adjacent to the proposed use are served by a public water supply; and generally relating to motor vehicle filling and service stations.

By the Council, _____ May 10, 2005

Introduced, read first time, ordered posted and public hearing scheduled

on: _____ June 7, 2005

at: _____ 6:15 p.m.

By order: Barbara J. Ruth, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____ June 7, 2005 _____ and concluded on _____ June 7, 2005 _____.

Barbara J. Ruth, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [BRACKETS] indicate matter Deleted from existing law. Underlining indicates Language added to bill by amendment. Language Lined through indicates matter stricken out of Bill By amendment.

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland, that
2 Subsection C(4), of Section 267-38, VB Village Business District, be, and it is hereby,
3 repealed and reenacted, with amendments; that Subsection C(7), of Section 267-39, B1,
4 B2 and B3 Business Districts, be, and it is hereby, repealed and reenacted, with
5 amendments; and that Subsection C(2), of Section 267-40, CI, LI and GI Industrial
6 Districts, be, and it is hereby, repealed and reenacted, with amendments, all of Article VI,
7 District Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County
8 Code, as amended, all to read as follows:

9 Chapter 267. Zoning.

10 Part 1. Standards.

11 Article VI. District Regulations.

12 Section 267-38. VB Village Business District.

13 C. Specific regulations. The following uses are permitted, subject to the additional
14 requirements below:

15 (4) Motor vehicle filling or service stations and repair shops, provided that:

16 (a) Pumps shall be at least [thirty-five (35)] 35 feet from all road rights-of-way.

17 (b) All portions of the lot used for storage or service of motor vehicles shall be paved
18 with a hard surface.

19 (c) No obstructions which limit visibility at intersections or driveways shall be
20 permitted.

21 (d) Lighting shall be designed and controlled so that any light shall be shaded,
22 shielded or directed so that the light intensity or brightness shall not adversely affect the
23 operation of vehicles or reflect into residential buildings.

1 (e) No motor vehicle filling or service station driveway shall be located less than
2 [four hundred (400)] 400 feet from the property line of any public or private institutional
3 use, including schools, houses of worship, hospitals, parks and playgrounds.

4 (f) Vehicles, except those vehicles used in the operation of the business, may not be
5 stored on the property for more than [ninety (90)] 90 days.

6 (g) A MOTOR VEHICLE FILLING OR SERVICE STATION SHALL ONLY BE
7 PERMITTED IF ALL PROPERTIES ADJACENT TO THE PROPOSED USE ARE
8 SERVED BY A PUBLIC WATER SUPPLY.

9 Section 267-39. B1, B2 and B3 Business Districts.

10 C. Specific regulations. The following uses are permitted in each business district,
11 subject to the additional requirements below:

12 (7) Motor vehicle filling or service stations and repair shops, in the B2 and B3
13 Districts, provided that:

14 (a) Pumps shall be at least [twenty-five (25)] 25 feet from all road rights-of-way.

15 (b) All portions of the lot used for storage or service of motor vehicles shall be paved
16 with a hard surface.

17 (c) No obstructions which limit visibility at intersections or driveways shall be
18 permitted.

19 (d) Lighting shall be designed and controlled so that any light shall be shaded,
20 shielded or directed so that the light intensity or brightness shall not adversely affect the
21 operation of vehicles or reflect into residential buildings.

1 (e) No motor vehicle filling or service station driveway shall be located less than
2 [four hundred (400)] 400 feet from the property line of any public or private institutional
3 use, including schools, houses of worship, hospitals, parks or playgrounds.

4 (f) Vehicles, except those vehicles used in the operation of the business, may not be
5 stored on the property for more than [ninety (90)] 90 days.

6 (g) A MOTOR VEHICLE FILLING OR SERVICE STATION SHALL ONLY BE
7 PERMITTED IF ALL PROPERTIES ADJACENT TO PROPOSED USE ARE SERVED
8 BY A PUBLIC WATER SUPPLY.

9 Section 267-40. CI, LI and GI Industrial Districts.

10 C. Specific regulations applicable to industrial districts. The following uses are
11 permitted, subject to the additional requirements below:

12 (2) Motor vehicle filling or service stations and repair shops in the CI District,
13 provided that:

14 (a) Pumps shall be at least [twenty-five (25)] 25 feet from all road rights-of-way.

15 (b) All portions of the lot used for storage or service of motor vehicles shall be paved
16 with a hard surface, including travelways.

17 (c) No obstructions which limit visibility at intersections or driveways shall be
18 permitted.

19 (d) Lighting shall be designed and controlled so that any light shall be shaded,
20 shielded or directed so that the light intensity or brightness shall not adversely affect the
21 operation of vehicles or reflect into residential buildings.

1 (e) Vehicles, except those vehicles used in the operation of the business or stored
2 pending insurance settlement may not be stored on the property for more than [ninety
3 (90)] 90 days.

4 (f) A MOTOR VEHICLE FILLING OR SERVICE STATION SHALL ONLY BE
5 PERMITTED IF ALL PROPERTIES ADJACENT TO THE PROPOSED USE ARE
6 SERVED BY A PUBLIC WATER SUPPLY.

7 Section 2. And Be It Further Enacted, That this Act shall take effect 60 calendar days
8 from the date it becomes law.

EFFECTIVE: August 29, 2005

*The Council Administrator does hereby certify
that fifteen (15) copies of the Bill Are immediately available for
distribution to the public and the press.*



Council Administrator

HARFORD COUNTY BILL NO. 05-23

Brief Title Zoning Code – Motor Vehicle Filling & Service Stations
is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Barbara J. Ruth
Council Administrator

Date June 14, 2005

ENROLLED

Robert S. Hager
Council President

Date June 14, 2005

BY THE COUNCIL

Read the third time.

Passed: LSD 05-18

Failed of Passage: _____

By Order

Barbara J. Ruth
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 15th day of June, 2005 at 3:00 p.m.

Barbara J. Ruth
Council Administrator

BY THE EXECUTIVE

James H. Haskins
COUNTY EXECUTIVE

APPROVED: Date June 30, 2005

BY THE COUNCIL

This Bill No. 05-23, having been approved by the Executive and returned to the Council, becomes law on June 30, 2005.

EFFECTIVE DATE: August 29, 2005

Barbara J. Ruth
Barbara J. Ruth, Council Administrator